141.0	0001	0009.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	827,400 /	827,400
					USE VALUE:	827,400 /	827,400
					ASSESSED:	827,400 /	827,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
285		GRAY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GALLEY STUART W & FREDRICA	
Owner 2:		
Owner 3:		
Street 1:	285 GRAY ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02476	Type:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,467 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1926, having primarily Wood Shingle Exterior and 1796 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4467.000	384,000	200	443,200	827,400
Total Card	0.103	384,000	200	443,200	827,400
Total Parcel	0.103	384,000	200	443,200	827,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 460.69 | /Parcel: 460.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 90403
GIS Ref:
GIS Ref:
Insp Date: 11/12/08

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 141.0-0001-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	384,000	200	4,467.	443,200	827,400	827,400	Year End Roll	12/18/2019
2019	101	FV	290,400	200	4,467.	415,500	706,100	706,100	Year End Roll	1/3/2019
2018	101	FV	290,400	200	4,467.	343,500	634,100	634,100	Year End Roll	12/20/2017
2017	101	FV	290,400	200	4,467.	315,800	606,400	606,400	Year End Roll	1/3/2017
2016	101	FV	290,400	200	4,467.	288,100	578,700	578,700	Year End	1/4/2016
2015	101	FV	273,900	200	4,467.	282,500	556,600	556,600	Year End Roll	12/11/2014
2014	101	FV	273,900	200	4,467.	262,600	536,700	536,700	Year End Roll	12/16/2013
2013	101	FV	273,900	200	4,467.	249,900	524,000	524,000		12/13/2012

!10867!

PRINT

Date	Time
12/11/20	01:06:45

LAST REV

Date	Time
12/07/20	14:27:33
danam	
10867	

USER DEFINED

Prior Id # 1:	90403
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	807-136		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/17/2019	1455		9,900					
5/29/2001	347	Add Bath	12,800	C				ADD 1/2 BATH-NEW W

ACTIVITY INFORMATION

Date	Result	By	Name
12/7/2020	Measured	DGM	D Mann
11/12/2008	Meas/Inspect	163	PATRIOT
11/10/1999	Meas/Inspect	243	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4467		Sq. Ft.	Site		0	80.	1.24	9									443,209						443,200	

Total AC/HA: 0.10255 | Total SF/SM: 4467 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 443,209 | Spl Credit | Total: 443,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.23463249
Const Adj.:	0.99980003
Adj $ / SQ:	160.470
Other Features:	81000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	471708
Depreciation:	87738
Depreciated Total:	383971

COMMENTS

646-4256.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

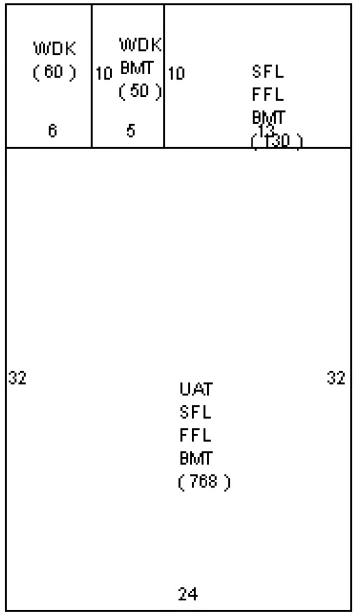
No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	176.52
Special Features:	0	Val/Su Net:	126.07
Final Total:	384000	Val/Su SzAd	213.81

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	948	48.140	45,638
FFL	First Floor	898	160.470	144,102
SFL	Second Floor	898	160.470	144,102
UAT	Upper Attic	192	64.190	12,324
WDK	Deck	110	15.090	1,660

Net Sketched Area:	3,046			Total:	347,826
Size Ad	1796	Gross Are	3622	FinArea	1796

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

141.0-0001-0009.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	8X8	A	FR	1950	6.00	T	51	101			200			200

More:	N	Total Yard Items:	200	Total Special Featues:		Total:	200